





# PLANNING APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT—PLANNING DIVISION

501 PRIMROSE ROAD, 2ND FLOOR, BURLINGAME, CA 94010-3997

TEL: 650.558.7250 | FAX: 650.696.3790 | E-MAIL: [PLANNINGDEPT@BURLINGAME.ORG](mailto:PLANNINGDEPT@BURLINGAME.ORG)

PROJECT INFORMATION

1868 Ogden Drive

025-121-190

NBMU (TIER 3)

PROJECT ADDRESS

ASSESSOR'S PARCEL # (APN)

ZONING

### PROJECT DESCRIPTION

New construction of a privately funded 6-story building under tier 3 development standards for the North Burlingame Mixed Use (NBMU) District: 120 residential units with ground & basement level parking.

Three community benefits are being provided as such:

1. Affordable housing at five percent for low-income households.
2. Public plaza (2,000 sq.ft. min. required) providing 3,400 sq.ft.
3. Cultural arts space (community space) 1,600 sq.ft.

APPLICANT INFORMATION

Green Banker LLC

PROPERTY OWNER NAME  APPLICANT?

398 Primrose Rd, Burlingame CA 94010

ADDRESS

650-393-0007

PHONE

STANLEYLO@GREENBANKER.COM

E-MAIL

Levy Design Partners

90 South Park, San Francisco, CA 94107

ADDRESS

ARCHITECT/DESIGNER  APPLICANT?

415-777-0561

PHONE

Toby@levydesignpartners.com

E-MAIL

#28317

BURLINGAME BUSINESS LICENSE #

\*FOR PROJECT REFUNDS\* - Please provide an address to which to all refund checks will be mailed to:

Stanley Lo

NAME

398 Primrose Rd, Burlingame, CA 94010

ADDRESS

AFFIDAVIT OF OWNERSHIP

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE INFORMATION GIVEN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]

APPLICANT'S SIGNATURE (IF DIFFERENT FROM PROPERTY OWNER)

7/25/19

DATE

I AM AWARE OF THE PROPOSED APPLICATION AND HEREBY AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE PLANNING COMMISSION/DIVISION.

[Signature]

PROPERTY OWNER'S SIGNATURE

7/24/19

DATE

### AUTHORIZATION TO REPRODUCE PLANS

I HEREBY GRANT THE CITY OF BURLINGAME THE AUTHORITY TO REPRODUCE UPON REQUEST AND/OR POST PLANS SUBMITTED WITH THIS APPLICATION ON THE CITY'S WEBSITE AS PART OF THE PLANNING APPROVAL PROCESS AND WAIVE ANY CLAIMS AGAINST THE CITY ARISING OUT OF OR RELATED TO SUCH ACTION

TSL

(INITIALS OF ARCHITECT/DESIGNER)

STAFF USE ONLY

### APPLICATION TYPE

- ACCESSORY DWELLING UNIT (ADU)
- VARIANCE (VAR)
- CONDITIONAL USE PERMIT (CUP)
- WIRELESS
- DESIGN REVIEW (DSR)
- FENCE EXCEPTION
- HILLSIDE AREA CONSTRUCTION PERMIT
- OTHER: condominium
- MINOR MODIFICATION
- SPECIAL PERMIT (SP)

DATE RECEIVED:

RECEIVED

JUL 25 2019

CITY OF BURLINGAME

STAFF USE ONLY

**1868 Ogden Project Summary**

25 July 2019

APN 025-121-190  
Lot size: 39,138sf (.898 acres)

Tier 3 under NBMU Development Standards

Density 140units/acre  
Allowed: 126 Units  
Proposed: 120 units

Allowed height 75'  
Proposed height 65'-0" to top of Roof; 68' measured to top of parapet

FAR: per required setbacks

Front Set back; 10' as per recorded easement on Title; see exception in table 25.40-3  
See C0.2

Side 10' required and provided  
Rear 15' required and provided

Lot Coverage: 80% allowed; 71.3% proposed (27,924sf)

Open Space: 100sf per unit; provided see sheet A0.4b

Community Benefits for Tier 3

- a. Affordable and work force housing; 5% at Low-Income
- b. Public Plaza of a minimum of 2,000sf
- c. Cultural Arts Space;

Our vision for the Plaza and Cultural Arts Space of the Community Benefits work together. The open space in front of the building is designed as an inviting accessible public 3400sf plaza with seating, planting, with a second layer of trees, behind the street trees. It will be a lovely addition to the street scape, with smaller seating areas and gathering spaces. Off this plaza is the entry plaza of 730sf between the residential entry and the Cultural Arts Space. The Entry court is directly in line with the courtyard of our building, allowing more sunlight and feeling of openness and greenery above. The 1600 sf community art space is the prominent element at street level, with its 12' ceiling height and storefront. The residential lobby entry is designed to be secondary to the Community Space. The Community Space would be available for flexible programming for city programs or departments, such as an ancillary neighborhood library space or as a rental facility under Park and Rec, a location for an afterschool enrichment program or a place for neighborhood meetings. The project has its own community room on the second floor off the podium courtyard.



**RRMU & NBMU PROJECT SUMMARY CHECKLIST**  
**COMMUNITY DEVELOPMENT DEPARTMENT—PLANNING DIVISION**

501 PRIMROSE ROAD, 2ND FLOOR, BURLINGAME, CA 94010-3997  
 TEL: 650.558.7250 | FAX: 650.696.3790 | E-MAIL: [PLANNINGDEPT@BURLINGAME.ORG](mailto:PLANNINGDEPT@BURLINGAME.ORG)

**RECEIVED**

OCT 15 2019

CITY OF BURLINGAME  
 CDD-PLANNING DIV.

PROJECT INFORMATION

RRMU ZONING DISTRICT     NBMU ZONING DISTRICT

1868 Ogden Drive

025-121-190

PROJECT ADDRESS

ASSESSOR'S PARCEL # (APN)

CONDOMINIUM     APARTMENT

120

# OF PROPOSED RESIDENTIAL UNITS

0

COMMERCIAL SQ. FT.

149,877(gsf)

TOTAL PROPOSED SQ. FT.

1,600 sf

OTHER USE(S) SQ. FT.

Please refer to the respective zoning districts for Development Standards and requirements for Community Benefit Bonuses.

CHECK THE APPROPRIATE BOX THAT APPLIES TO PROPOSED PROJECT:

TIER 1 (BASE STANDARD)     TIER 2 (INCREASED INTENSITY)     TIER 3 (MAXIMUM INTENSITY)

**TIER 2 (INCREASED INTENSITY) AND TIER 3 (MAXIMUM INTENSITY) REQUIREMENTS**

Must include at least two (2) community benefits for Tier 2 or at least three (3) community benefits for Tier 3 from subsection 4 (Community Benefits) of respective zoning district **AND** at least one (1) affordable and workforce housing objective from subsection 4 (a).

**I. REQUIREMENT—AFFORDABLE HOUSING [SEE SUBSECTION 4 (a)]**

Must include at least one of the following:

- Affordable housing at rate of 5% for low-income households; OR
- 10% for moderate-income households, as a percentage of total # of housing units built

**I. REQUIREMENT—COMMUNITY BENEFITS**

Must include at least two (2) of the following for Tier 2 and at least three (3) for Tier 3:

- Pedestrian Amenities
- Public Plazas Beyond Minimum
- Off-Site Streetscape Improvements
- Cultural Arts Space
- Pedestrian and Similar Paths and Connections between Adjacent Properties
- Historic Preservation (Off-Site)
- Mode Split
- Zero Net Energy
- Publicly Accessible Park Space
- Public Parking Facilities
- Flexible (Miscellaneous) Benefit

COMMUNITY BENEFITS BONUSSES



**CITY OF BURLINGAME  
CONDITIONAL USE PERMIT APPLICATION**

**RECEIVED**

OCT 15 2019

CITY OF BURLINGAME  
CDD-PLANNING DIV.

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.52.020). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Please type or write neatly in ink. Refer to the back of this form for assistance with these questions.

- 1. Explain why the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.***

The proposed project is in conformance with the allowable use and codes; we are only seeking this condition use permit for the use of tandem parking spaces within our building garage parking. The proposed project will not affect the public's health, safety, or general welfare.

- 2. How will the proposed use be located and conducted in accordance with the Burlingame General Plan and Zoning Ordinance?***

The proposed project is in conformance with the allowable use and codes; we are only seeking this condition use permit for the use of tandem parking spaces within our building garage parking. The proposed project will conform to required amount parking spaces with the use of tandem parking spaces aligning with the zoning and planning ordinances.

- 3. How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?***

The proposed project is in conformance with the allowable use and codes; we are only seeking this condition use permit for the use of tandem parking spaces within our building garage parking. The proposed project does conform with aesthetics, mass, bulk, and character of the existing and potential uses on adjoining properties in the general vicinity. In no way does this application or the use of tandem parking affect the exterior of the building.

## 2019 San Mateo County Income Limits

as determined by HUD - effective December 18, 2013

revised 05/21/19

For HUD-funded programs, use the Federal Income Schedule. For State or locally-funded programs, you may use the State Income Schedule. For programs funded with both federal and state funds, use the more stringent income levels.

Please verify the income and rent figures in use for specific programs.

### San Mateo County (based on Federal Income Limits for SMC)

Prepared 5/21/2018 - HUD-established area median income \$136,800 (based on household of 4).

Income Category	1	2	3	4	5	6	7	8
Extremely Low (30% AMI) *	33,850	38,700	43,550	48,350	52,250	56,100	60,000	63,850
Very Low (50% AMI) *	56,450	64,500	72,550	80,600	87,050	93,500	99,950	106,400
HOME Limit (60% AMI) *	71,170	81,340	91,500	101,630	109,830	117,920	126,060	134,220
Low (80% AMI) *	90,450	103,350	116,250	129,150	139,500	149,850	160,150	170,500

### NOTES

\* Income figures provided by HUD for following San Mateo County federal entitlement programs: CDBG, HOME, ESG;

### California State Income Limits

Effective 4/24/19 - Area median income \$136,800 (based on household of 4)

Income Category	1	2	3	4	5	6	7	8
Extremely Low (30% AMI) *	33,850	38,700	43,550	48,350	52,250	56,100	60,000	63,850
Very Low (50% AMI) *	56,450	64,500	72,550	80,600	87,050	93,500	99,950	106,400
Low (80% AMI) *	90,450	103,350	116,250	129,150	139,500	149,850	160,150	170,500
Median (100% AMI)	95,750	109,450	123,100	136,800	147,750	158,700	169,650	180,600
Moderate (120% AMI)	114,900	131,300	147,750	164,750	17,300	190,400	203,550	216,700

### NOTES

\* 2019 State income limits provided by State of California Department of Housing and Community Development ;

## 2019 San Mateo County Income Limits

as determined by HUD, State of CA HCD, and County of San Mateo

Income limits effective 06/01/2019.

Please verify the income and rent figures in use for specific programs.

**HUD-defined Area Median Income \$136,800 (based on household of 4). State median \$136,800 (household of 4) due to hold harmless policy.**

Income Category	Income Limits by Family Size (\$)								NOTES
	1	2	3	4	5	6	7	8	
Extremely Low (30% AMI) *	33,850	38,700	43,550	48,350	52,250	56,100	60,000	63,850	
Very Low (50% AMI) *	56,450	64,500	72,550	80,600	87,050	93,500	99,950	106,400	
HOME Limit (60% AMI) *	71,170	81,340	91,500	101,630	109,830	117,920	126,060	134,220	
HERA Special VLI (50% AMI) ***	56,450	64,500	72,550	80,600	87,050	93,500	99,950	106,400	See Note regarding HERA for FY2019***
HERA Special Limit (60% AMI) ***	71,170	81,340	91,500	101,630	109,830	117,920	126,060	134,220	See Note regarding HERA for FY2019***
Low (80% AMI) *	90,450	103,350	116,250	129,150	139,500	149,850	160,150	170,500	
State Median (100% AMI)	95,750	109,450	123,100	136,800	147,750	158,700	169,650	180,600	

Income Category	Maximum Affordable Rent Payment (\$)					
	SRO **	Studio	1-BR	2-BR	3-BR	4-BR
Extremely Low *		846	907	1,088	1,256	1,401
Very Low *		1,411	1,512	1,814	2,096	2,338
Low HOME Limit *	1,552	1,411	1,512	1,814	2,096	2,338
High HOME Limit *	1,552	1,906	2,044	2,456	2,827	3,131
HERA Special VLI (50% AMI) ***		HERA Spec. Rents - Go to <a href="http://www.treasurer.ca.gov/ctcac/2018/supplemental.asp">www.treasurer.ca.gov/ctcac/2018/supplemental.asp</a>				
HERA Special Limit (60% AMI) ***		2,260	2,423	3,078	3,557	3,746
Low**		2,069	2,561	3,170	4,153	4,392
HUD Fair Market Rent (FMR)		2,954	3,176	3,811	4,405	4,913
Median **						

effective 6/01/2018; 2018 HOME Limit  
effective 6/01/2018; 2019 HOME Limit

CA Tax Credit Rent limits for Low and Median Income Group  
HUD-published Fair Market Rents  
CA Tax Credit Rent limits for Low and Median Income Group

### NOTES

\* Income figures provided by HUD for following San Mateo County federal entitlement programs: CDBG, HOME, ESG.  
\*\* CA Tax Credit Rent Limits for Low and Median Income Group

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For San Mateo County, the Housing & Economic Recovery Act of 2008 (HERA) & the HUD 2010 HOME hold-harmless provision permit multifamily tax subsidy projects (MTSPs) & HOME projects placed in service before 1/1/2009 to continue to use HOME/tax credit/tax exempt bond rents based on the highest income levels that project ever operated under. Once these units are placed in service, the rents will not adjust downward should HUD establish lower incomes/rents in any subsequent year. Marketing of vacant units should be targeted to the current year's income schedule. However, HUD's Section 8 income limits are larger than those defined by Section 3009(a)(E)(ii) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289). Therefore, for FY2018 no special income limits are necessary.

\*\* SROs with -0- or 1 of the following - sanitary or food preparation facility in unit; if 5+ SRO HOME-assisted units, then at least 20% of units to be occupied by persons with incomes up to 50% AMI.

**OTHER NOTES (generic)**

- 1 Maximum affordable rent based on 30% of monthly income and all utilities paid by landlord unless further adjusted by HUD. Utility allowances for tenant-paid utilities may be established by Housing Authority of County of San Mateo Section 8 Program.  
High HOME Limit rent set at lower of: (a) 30% of 60% AMI, or (b) FMR (HUD Fair Market Rent).  
For 2011, the FMR for Studio is the lower rent.

2 Rent Calculations - The following is the assumed family size for each unit: Studio: 1 person 1-BR: 1.5 persons 2-BR: 3 3-BR: 4.5 4-BR: 6

3 Table below provides rent guidance on appropriate income schedule to use:

Placed in Service Date	Maximum Inc. Limits Schedule
On or before 12/31/2008	2018 HERA Special
1/1/2009 to 5/13/2010	2009
5/14/2010 - 5/31/2011	2012
6/1/2011 - 11/30/2011	2012
12/01/2011 - 11/30/2012	2012
12/01/2012 - 12/17/2013	2013
12/18/2013 - 03/05/2015	2014
03/06/2015 - 03/27/16	2015
03/28/2016 - 4/14/2017	2016
04/14/2017 to 3/31/18	2017
4/01/2018 - 3/31/2019	2018
4/01/2019 to present	2019

Rent schedules at [https://www.huduser.gov/portal/odrdatas\\_landing.html](https://www.huduser.gov/portal/odrdatas_landing.html) for additional information as well as the various income schedules. Please also refer to [www.treasurer.ca.gov/ctacc/2018/supplemental.asp](http://www.treasurer.ca.gov/ctacc/2018/supplemental.asp)





## Request for Alternate Means of Protection or Methods of Construction

Date Submitted: 10/15/19 Building Permit: \_\_\_\_\_

In accordance with section §2.02, Title 19 California Code of Regulations, the undersigned requests approval of alternate means of protection for:

**Project Name:** 1868 Ogden Drive

**Project Address:** 1868 Ogden Drive, Burlingame, CA 94010

**Subject of Alternative** (separate forms must be completed for each different item):

Furthest point of building is about 175 ft away from the fire apparatus access roads. Fire access walkway will be provided on all sides of the building.

**Code Requirement Requesting Mitigation** (specify code edition and section):

CFC 503: Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

**Justification** (attach copies of pertinent information):

Please see attached plansets

**Alternate Requested By:** LEWY DESIGN PARTNERS (FRANCO ZARAGOZA) [Signature]  
Print Name Signature

**Requestor Address:** 90 SOUTH PARK, SAN FRANCISCO, 94107

**Requestor Phone:** 415-777-0561

For Staff Use Only

**Date Reviewed:** \_\_\_\_\_

**Findings:** \_\_\_\_\_

**Approved** [ ]

**Denied** [ ]

**Fire Marshal:** \_\_\_\_\_



## *Project Comments – Planning Application*

Project Address: 1870 (1868) Ogden Drive, zoned NBMU, APN: 025-121-190

Description: Request for Design Review and Condominium Permit for 120 new residential units.

From: Martin Quan  
Public Works Engineering

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**Please address the following comments at this time; provide a written response and revised plans with your resubmittal:**

- ~~1. Please show the typical dimension for the standard and ADA parking spaces.~~
- ~~2. Please dimension the width and show vertical slope of the driveway ramps. Please provide a cross section ramp profile with vertical curve.~~
- ~~3. Vehicle backup distances shall be 24' minimum.~~
- ~~4. The proposed street trees are placed on top of the underground electrical. Please revise to prevent this underground conflict.~~
- ~~5. Please explain the drainage pattern around the property toward the south-east corner. No storm runoff is allowed to be directed to the adjacent property owners.~~
6. Please update the Civil and some of the rendering architectural drawings as they still show the street trees proposed in the public right-of-way.
7. Please confirm there are no encroachments beyond the property line.
8. The back of the driveway/sidewalk approach shall be at least 12" above the flow line of the frontage curb in the street to prevent overflow of stormwater from the street into private property.
9. Please provide cross section views of the sidewalk surrounding the project site with dimensions.
10. Please show proposed street lighting to meeting residential usage. Minimum of 0.4 to 0.6 footcandles.
11. Please provide a preliminary title report for review.
12. Please provide lighting details for the proposed open space and pathways.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

1. Based on the scope of work, this is a "Type IV" project that requires a Stormwater Construction Pollution Prevention Permit. This permit is required prior to issuance of a Building Permit. An initial field inspection is required prior to the start of any construction (on private property or in the public right-of-way).
2. A traffic, sewer, water, and storm drain study will be required for this project. Any impacts generated as the result of the project will be required to upsize or contribute its prorated share of the impact to upgrade the existing infrastructure.
3. A stormwater maintenance agreement shall be recorded with the County for all c3 treatment measures. This agreement must be recorded prior to building permit signoff.
4. If the units are to be sold, a subdivision map is required and must be recorded prior to the issuance of the building permit.

5. Please provide a letter from Recology indicating that the proposed trash room size is sufficient to service the building. Onsite pickup is required by Recology.
6. Developer must CCTV the sewer main from manhole to manhole between the new service connections.
7. Please submit an erosion control plan along with Building Permit plan review. This plan shall include, but not limited to, delineation of area of work, show primary and secondary erosion control measures, protection of creek or storm drain inlets, perimeter controls, protections for construction access points, and sediment control measures.
8. Insert the 'Best Management Practices', updated June 2014, construction sheet into the plans set. A copy can be found at <http://www.flowstobay.org/sites/default/files/Countywide%20Program%20BMP%20Plan%20Sheet-June%202014%20Update.pdf#overlay-context=brochures> or <http://www.flowstobay.org/brochures> then click "construction bmp plan sheet"
9. All water lines connections to city water mains for services or fire line protection are to be installed per city standard procedures and material specifications. Contact the city Water department for connection fees. If required, all fire services and services 2" and over will be installed by builder. All underground fire service connections shall be submitted as separate Underground Fire Service permit for review and approval.
10. All utilities must be undergrounded for this project. Private transformer must located on private property.
11. Subgrade parking is shown to be constructed up to the property line. If excavation method is by means of tie-backs, a shoring and tieback agreement is required for any encroachment into the City's right-of-way.

**Reviewed By:** Martin Quan  
650-558-7245

**Date:** 10/30/19



## ***Project Comments – Planning Application***

Project Address: 1870 (1868) Ogden Drive, zoned NBMU, APN: 025-121-190

Description: Request for Design Review and Condominium Permit for 120 new residential units.

From: Bob Disco  
Parks Division

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Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

1. Protected Tree Removal Permit required for removal of tree #14.
2. Proposed Street trees must meet the requirements of the North Burlingame Specific Plan and be either *Acer rubrum*, Chinese Pistache, or *Platanus acerfolia* 'columbia'

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

Reviewed By: BD  
650.558.7333

Date: 10.16.19



## Project Comments – Planning Application

Project Address: 1870 (1868) Ogden Drive, zoned NBMU, APN: 025-121-190

Description: Request for Design Review and Condominium Permit for 120 new residential units.

From: Rick Caro III  
Building Division

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Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

No comment at this time

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

- 16) On the first page of the plans specify the following: “Any hidden conditions that require work to be performed beyond the scope of the building permit issued for these plans may require further City approvals including review by the Planning Commission.” The building owner, project designer, and/or contractor must submit a Revision to the City for any work not graphically illustrated on the Job Copy of the plans prior to performing the work.
- 17) Indicate on the plans that, at the time of Building Permit application, plans and engineering will be submitted for shoring as required by 2016 CBC, Chapter 31 regarding the protection of adjacent property and as required by OSHA. On the plans, indicate that the following will be addressed:
- 18) Indicate on the plans that an OSHA permit will be obtained per CAL / OSHA requirements. See the Cal / OSHA handbook at: [http://www.ca-osha.com/pdfpubs/osha\\_userguide.pdf](http://www.ca-osha.com/pdfpubs/osha_userguide.pdf)  
\* Construction Safety Orders : Chapter 4, Subchapter 4, Article 6 , Section 1541.1.
- 19) Indicate on the plans that a Grading Permit, if required, will be obtained from the Department of Public Works.

### **Mechanical equipment.**

Note: That if a new A/C unit or mechanical equipment is going to be installed on the exterior of the building, the new equipment cannot exceed a Maximum Outdoor **Noise Level** (dBA) of sixty (60) dBA Daytime (7:00 a.m. – 10:00 p.m.) or fifty (50) dBA Nighttime (10:00 p.m. – 7:00 a.m.) as measured from the property line. BMC 25.58.050

- 20) Prior to applying for a Building Permit the applicant must either confirm that the address is \_\_\_\_\_ or obtain a change of address from the Engineering Department. Note: The correct address must be referenced on all pages of the plans.
- 21) Where elevators are provided in structures that are four or more stories in height at least one elevator shall be provided for Fire Department emergency access. One elevator must accommodate a stretcher that is 24" x 84". See 2016 CBC §3002.4 for elevator cab dimensions (80" x 54") and other details.
- 22) Private decks and exterior balconies must be accessible and therefore must be 60" in the shortest dimension to allow for a person in a wheelchair to turn around and exit the deck or balcony in the forward direction. Revise the plans to show decks / balconies that are at least 60" in the shortest dimension. UFAS §4.34.2 and §4.2.3
- 23) Please Note: Architects are advised to specify construction dimensions for accessible features that are below the maximum and above the minimum dimension required as construction tolerances generally do not apply to accessible features. See the *California Access Compliance Manual – Interpretive Regulation 11B-8*.
- 24) Acknowledge, that when plans are submitted for the A2 occupancy building code plan check, they will include a complete underground plumbing plan including complete details for the location of all required grease traps and city-required backwater prevention devices.
- 25) Specify an accessible path of travel from all required exits to the public right of way.
- 26) Specify a level landing, slope, and cross slope on each side of the door at all required entrances and exits. 2016 CBC §11B-302, 11B-304.2, 11B-305.2
- 27) Specify accessible countertops where service counters are provided 2016 CBC §11B-227 & 11B-904
- 28) Provide the occupant load calculations for each area within the tenant space.
- 29) Illustrate compliance with the minimum plumbing fixture requirements described in the 2016 California Plumbing Code, Chapter 4, Table 422.1 Minimum Plumbing Facilities and Table A - Occupant Load Factor.
- 30) Separate toilet facilities are required for each sex, except:
  - a. Residential occupancies
  - b. Occupancies serving ten or fewer people may have a toilet facility for use by more than one person at a time, shall be permitted for use by both sexes. 2016 CPC §422.2 #2.
  - c. Business and Mercantile occupancies with a total occupant load of 50 or less, including customers and employees, one toilet facility, designed for use by no more than one person at time, shall be permitted for use by both sexes. 2016 CPC §422.2 #3.
- 31) In the A2 occupancy space indicate the location of the "Office" or area where bookkeeping and financial reconciliation will take place.
- 32) Provide a complete furniture / movable fixture plan for the tenant space.
- 33) In Assembly occupancies specify aisle widths that comply with 2016 CBC §1029.9.

- 34) Revise the plans to show that the egress from the basement area leads directly to the exit of the building or extends to the exterior of the building through an exit passageway. 2016 CBC §1024.1
- 35) All NEW non-residential buildings must comply with the requirements of AB-2176 Sec. 42911 (c) [2003 – 2004 Montanez] as follows:
- a. Space for recycling must be a part of the project design in new buildings.
  - b. A building permit will not be issued unless details are shown on the project plans incorporating adequate storage for collecting and loading recycled materials.
- 36) ) Include with your Building Division plan check submittal a complete underground fire sprinkler plan. Contact the Burlingame Water Division at 650-558-7660 for details regarding the water system or Central County Fire for sprinkler details.
- 37) ) Sewer connection fees must be paid prior to issuing the building permit.
- 38) A pre-construction meeting must be conducted prior to issuing the permit. After you are notified by the Building Division that your plans have been approved call 650-558-7270 to schedule the pre-construction meeting.

**Reviewed By:** Rick Caro III  
650 558-7270

**Date:** October 17, 2019

**Chapter 25.40**  
**North Burlingame Mixed-Use Zone – Interim Standards**  
**January 7, 2019**

**25.40.010 Purpose and Applicability**

- A. The purpose of the North Burlingame Mixed-Use (NBMU) zone is to implement the General Plan North Burlingame Mixed Use designation by providing a distinct, defining area at the City's north gateway on El Camino Real, with housing and complementary commercial and office uses at urban-level intensities, and that takes advantage of the adjacent multimodal transit center. This transit-oriented development district accommodates housing at progressively higher densities based on the level of community benefits provided, with the goal of ensuring that new development adds value for all in the City.
- B. The provisions of this chapter shall apply to the areas in the city with the "North Burlingame Mixed Use" land use designation as shown on the Land Use Plan, Figure CC-1 of the Burlingame General Plan.

**25.40.020 Land Use Regulations**

- A. Table 25.40-1 identifies the land use regulations for the NBMU zone. Any use not listed below shall be prohibited, unless the Director finds that the proposed use is similar in characteristics to allowed uses.
- B. Stand-alone commercial and residential developments are permitted.

<b>TABLE 25.40-1: NBMU LAND USE REGULATIONS</b>	P	Permitted	
	CUP	Conditional Use Permit	
	MCUP	Minor Conditional Use Permit	
	TUP	Temporary Use Permit	
	A	Accessory Use	
	--	Not Permitted	
<b>Land Use</b>	<b>Permit Requirement</b>	<b>Specific Use Regulations</b>	
<b>COMMERCIAL - RETAIL</b>			
Eating and Drinking Establishments <ul style="list-style-type: none"> <li>• Bars, Taverns</li> <li>• Night Club</li> <li>• Restaurant</li> <li>• Restaurant – Drive-through</li> </ul>	MCUP CUP P --		
Food and Beverage Sales <ul style="list-style-type: none"> <li>• General Market</li> <li>• Convenience Store</li> <li>• Liquor Store</li> </ul>	P CUP --		
Nurseries and Garden Centers	--		



<b>TABLE 25.40-1: NBMU LAND USE REGULATIONS</b>		
	P	Permitted
	CUP	Conditional Use Permit
	MCUP	Minor Conditional Use Permit
	TUP	Temporary Use Permit
	A	Accessory Use
	--	Not Permitted
<b>Land Use</b>	<b>Permit Requirement</b>	<b>Specific Use Regulations</b>
Retail Sales <ul style="list-style-type: none"> <li>• General</li> <li>• Large Format</li> <li>• Specialized</li> </ul>	P -- CUP	
Vehicle Fuel Sales and Service	CUP	
Vehicle Sales <ul style="list-style-type: none"> <li>• Auto and Light Truck – New</li> <li>• Auto and Light Truck – Used</li> <li>• Heavy Equipment Sales and Rental</li> </ul>	-- -- --	
<b>COMMERCIAL – SERVICES AND RECREATION</b>		
Adult Entertainment Businesses	--	
Animal Care Services <ul style="list-style-type: none"> <li>• Boarding/Kennels</li> <li>• Grooming</li> <li>• Veterinarian</li> </ul>	-- P MCUP	Grooming - No overnight animal stays permitted.
Banks and Financial Institutions	P	
Check Cashing and Pay Day Loan Establishments	--	
Commercial Recreation	CUP	
Day Care Centers	CUP	
Food Preparation (catering)	MCUP	
Funeral Services and Cemeteries	--	
Office – Medical or Dental	P	
Office – Professional	P	
Personal Services – General	P	
Personal Services - Specialized	CUP	
Light Research/Development and Laboratories	P	
Theaters <ul style="list-style-type: none"> <li>• Live</li> <li>• Movie or similar</li> </ul>	CUP CUP	
Vehicle Service, Repairs, and Rentals		

<b>TABLE 25.40-1: NBMU LAND USE REGULATIONS</b>		
	P	Permitted
	CUP	Conditional Use Permit
	MCUP	Minor Conditional Use Permit
	TUP	Temporary Use Permit
	A	Accessory Use
	--	Not Permitted
<b>Land Use</b>	<b>Permit Requirement</b>	<b>Specific Use Regulations</b>
<ul style="list-style-type: none"> <li>• Car Wash</li> <li>• Major Repair/Body Work</li> <li>• Minor Repair/Body Work</li> <li>• Rental Facilities</li> </ul>	-- -- -- A	
<b>EDUCATIONAL SERVICES</b>		
Class or School Uses	CUP	
Trade Schools	--	
<b>LODGING</b>		
Bed and Breakfast	--	
Emergency Shelters	--	
Hostels	--	
Hotels and Motels	CUP	
<b>PUBLIC AND QUASI-PUBLIC USES</b>		
Community Open Space	P	
Hospitals and Clinics	CUP	
Public Assembly Facilities	--	
Public Parks	P	
Places of Religious Assembly	CUP	
<b>RESIDENTIAL USES</b>		
Multi-Family Residential	P	
Residential Care Facilities	CUP	
Supportive and Transitional Housing	P	
<b>MIXED USES</b>		
Mixed Use Developments	P	With individual specific uses subject to land use regulatory requirements set forth in this table.
<b>TRANSPORTATION AND UTILITIES</b>		
Parking facilities, including parking garages	--	
Transit Facilities	CUP	
Utilities	MCUP	
<b>SPECIFIC AND TEMPORARY USES</b>		
Outdoor Temporary and Seasonal Sales	TUP	
Temporary Uses	TUP	
Vending machines	A	

TABLE 25.40-1: NBMU LAND USE REGULATIONS	Permit Requirement	Specific Use Regulations
	P Permitted	
	CUP Conditional Use Permit	
	MCUP Minor Conditional Use Permit	
	TUP Temporary Use Permit	
	A Accessory Use	
	-- Not Permitted	
Land Use	Permit Requirement	Specific Use Regulations
Outdoor dining	A	

### 25.40.030 Development Standards

#### A. Development Standards Generally; Calculation of FAR and Density.

1. Development projects shall comply with the development standards set forth in Table 25.40-2 (NBMU Development Standards). The floor area ratio (FAR) standards shall apply to the non-residential component on a development on a site; the density standards shall apply to any residential component. The non-residential (FAR) and residential (density) components are additive.
2. A developer may elect to develop consistent with either Tier 1, Tier 2, or Tier 3 development standards. Projects using Tier 2 or Tier 3 standards shall provide community benefits pursuant to subparagraph 25.40.030.D, below.

**TABLE 25.40-2  
NBMU DEVELOPMENT STANDARDS**

Development Standards	Base Standard (Tier 1)	Increased Intensity (Tier 2)	Maximum Intensity (Tier 3)	Additional Regulations
a. Density – Maximum (applies to residential component)	40 du/ac	80 du/ac	140 du/ac	Tier 2 and 3 must provide community benefits per subparagraph B, below.
b. Floor Area Ratio (FAR) – Maximum (applies to non-residential component) <sup>1</sup>	0.50 Office 0.25 Commercial	1.25 Office 0.50 Commercial	2.0 Office 1.0 Commercial	Tier 2 and 3 must provide community benefits per subparagraph B, below.
c. Height  (Unless otherwise controlled by maximum heights established by the Federal Aviation Administration for parcels affected by airport safety zones)	4 stories/ 45 ft. maximum	5 stories/ 55 ft. maximum	7 stories/ 75 ft. maximum  For properties on the east side of El	Tier 2 and 3 must provide community benefits per subparagraph B, below.

**TABLE 25.40-2  
NBMU DEVELOPMENT STANDARDS**

Development Standards	Base Standard (Tier 1)	Increased Intensity (Tier 2)	Maximum Intensity (Tier 3)	Additional Regulations
			Camino Real, 9 stories/ 100 ft. subject to additional setback standards, below	<p>Special Requirements and Exceptions:</p> <p>1. Building frontages facing <b>Trousdale Drive (west of El Camino Real), Murchison Drive (west of El Camino Real), Magnolia Drive, Ogden Drive, and Marco Polo Way:</b></p> <p>a. 35% of the linear frontage above 35 feet must step back a minimum 5 feet, in the form of insets, balconies, or stepbacks, or</p> <p>b. 80% of a building's linear frontage above 55 feet stories must step back a minimum of 10 feet, in the form of insets, balconies, or stepbacks</p>
d. Setbacks				
<ul style="list-style-type: none"> <li>For any building adjacent to properties zoned R-1 or R-2</li> </ul>	<p>Any building façade that faces the adjacent R-1 or R-2 property line and that is above 15 feet in height shall have additional setback distance added to the required setback. That additional setback shall apply to any portion of the building above 15 feet in height and shall be a minimum horizontal distance of one foot for every one foot of building height above 30 feet.</p>			

**TABLE 25.40-2  
NBMU DEVELOPMENT STANDARDS**

Development Standards	Base Standard (Tier 1)	Increased Intensity (Tier 2)	Maximum Intensity (Tier 3)	Additional Regulations
<ul style="list-style-type: none"> <li>• Front: El Camino Real</li> </ul>	0 to 10 ft. for first 35 ft.			Subject to streetscape frontage standards in Table 25.40-3
<ul style="list-style-type: none"> <li>• Front: Mixed-Use Arterial (Trousdale Drive, Murchison Drive, California Drive)</li> </ul>	0 to 10 ft., with at least 60 percent of the structure located at the streetscape frontage line per Table 25.40-3			Subject to streetscape frontage standards in Table 25.40-3
<ul style="list-style-type: none"> <li>• Front: Mixed-Use Collector (Magnolia Drive) and Neighborhood Access (Ogden Drive, Marco Polo Way)</li> </ul>	0 to 10 ft., with at least 40 percent of the structure located at the streetscape frontage line per Table 25.40-3			Subject to streetscape frontage standards in Table 25.40-3
<ul style="list-style-type: none"> <li>• Side – Interior: El Camino Real</li> </ul>	10 ft.			
<ul style="list-style-type: none"> <li>• Side – Interior: Trousdale Drive, Murchison Drive, California Drive, Ogden Drive, and Marco Polo Way</li> </ul>	10 ft.			
<ul style="list-style-type: none"> <li>• Side – Street</li> </ul>	0 to 10 ft., with at least 40 percent of the structure located at the streetscape frontage line per Table 25.40-3			Subject to streetscape frontage standards in Table 25.40-3
<ul style="list-style-type: none"> <li>• Rear</li> </ul>	15 ft. minimum  20 ft. minimum if abutting a lot zoned R-1 or R-2			
<p>e. Lot Dimensions – Minimum</p> <ul style="list-style-type: none"> <li>• Size</li> <li>• Width at street frontage</li> </ul>	20,000 sf 150 ft.			Minimum applies to new subdivisions of land; legally established lots of smaller size may be developed consistent with the requirements of this Chapter 25.40.
<p>f. Lot Coverage – Maximum<sup>2</sup></p>	80%			Lot coverage may be increased if additional, usable common open space generally equivalent to the additional lot coverage (in square feet) is

**TABLE 25.40-2  
NBMU DEVELOPMENT STANDARDS**

Development Standards	Base Standard (Tier 1)	Increased Intensity (Tier 2)	Maximum Intensity (Tier 3)	Additional Regulations
				provided on a rooftop garden and hardscape.
g. Open Space and Landscaping <ul style="list-style-type: none"> <li>• Open space for residential units – Minimum</li> <li>• Percent landscape coverage - Minimum</li> </ul>		100 sf per unit of open space per unit. Open space may be either private, common, or include both.  10% of entire site; see also 25.40.040.		Minimum dimensions of open space: <ul style="list-style-type: none"> <li>• Private: 5 ft. deep, 8 ft. wide</li> <li>• Common: 15 ft. in any direction</li> </ul>
h. Parking				1. Parking shall be provided as set forth in Chapter 25.70. 2. Garages may be constructed entirely below ground level, and such underground garages may project into any required yard or building setback area. 3. No at-grade parking shall be visible or accessed from <b>El Camino Real</b> .
Notes: <sup>1</sup> Above-ground parking structures shall be exempt from Floor Area Ratio (FAR) calculations. <sup>2</sup> Lot coverage may be increased if additional useable common open space equivalent to the additional lot coverage (in square feet) is provided on a podium-level landscaped courtyard or plaza.				

**B. Community Benefits – Required Enhancements for Tier 2 and 3 Increased FAR, Density, and Height.**

1. **Purpose and Applicability.** The community benefits program is established to provide incentives for higher intensity development not otherwise allowed by these zoning regulations, and to create new community benefits that may not otherwise result from development activity. The Planning Commission, through a discretionary review and public hearing process, may grant increased FAR, density, or building height in return for provision of specific community benefits, as listed below or subsequently identified by the City Council, if doing so is in the City's interest and will help implement the General Plan, and in finding that these benefits cannot be realized without granting increased FAR, height, and/or density. A variety of objectives are listed to ensure that proposed project features are appropriate for the site and surroundings, and to allow for a wide range of possible project types.
2. **Tier 2 - Number of Community Benefits.** The Planning Commission may approve Tier 2 projects if it determines that the project includes at least **two** community benefits from subsection 4 of this Section (Community Benefits Objectives). At least one affordable and workforce housing objective from 4.a shall be chosen.

**3. Tier 3 - Number of Community Benefits.** The Planning Commission may approve Tier 3 projects if it determines that the project includes at least **three** community benefits from subsection 4 of this Section (Community Benefits Objectives). At least one affordable and workforce housing objective from 4.a shall be chosen.

**4. Community Benefit Options.**

**a. Affordable and Workforce Housing.**

- i. The project provides affordable housing at the rate of five percent for low-income households, or 10 percent for moderate-income households, as a percentage of the total number of housing units built for a period of 55 years or greater.
- ii. The project qualifies for, and utilizes, a density bonus in compliance with the City's affordable housing incentives (Chapter 25.63).

**b. Pedestrian Amenities.** The project includes major pedestrian connections in excess of minimum pedestrian requirements.

**c. Public Plazas.**

- i. The minimum area of any public plaza shall be 2,000 square feet;
- ii. The public plaza is owned, operated, and maintained by the developer or property manager in accordance with an approved maintenance plan to be reviewed and approved by the Community Development Director;
- iii. Each part of the public plaza shall be accessible from other parts of the open space without leaving the open space area;
- iv. The public plaza shall be on the ground level and directly accessible from the sidewalk, and be accessible to persons with disabilities;
- v. The public plaza shall be open to the public, without charge, each day of the year, except for temporary closures for necessary maintenance or public safety; and
- vi. At a minimum, the following elements shall be included within the open space: trees and landscaping, seating, bicycle racks, trash and recycling receptacles, and signage that include hours of operation.

**d. Off-Site Streetscape Improvements.** These provisions do not include improvements along the frontage of a development site that would normally be required. Examples of amenities include:

- i. Enhanced pedestrian and bicycle-oriented streetscapes.
- ii. Protected bicycle lanes and pedestrian pathways, improved bicycle and pedestrian crossings/signals, bicycle racks/shelters.

- iii. New pedestrian and bicycle connections to transit facilities, neighborhoods, trails, commercial areas, etc.
  - iv. Removal of existing pedestrian and bicycle barriers (e.g. dead-ends and cul-de-sacs).
  - v. Upgrading traffic signals to enhance pedestrian and bicycle safety.
- e. **Cultural Arts Space.** Includes space for visual arts, performing arts, artist housing, and other activities that support arts and culture.
  - f. **Pedestrian and Similar Paths and Connections between Adjacent Properties.** To effectuate the goal of creating walkable and bikeable environments, improved pedestrian ways and other paths open to the public that accommodate easy movement across and between properties under separate ownership.
  - g. **Historic Preservation (Off-Site).** Where there are no historic resources on the project site, the project provides for the permanent preservation of a building off site that is listed in the City's inventory of historical resources through the recordation of a historic preservation agreement.
  - h. **Mode Split.** The project provides for the permanent mode shift towards alternative transportation for building occupants through a Transportation Demand Management Program that achieves the objectives of General Plan Chapter VI: Mobility. Prior to the issuance of building permits, a covenant agreement shall be recorded that discloses the required Transportation Demand Management provisions. This agreement shall be recorded in the office of the County Recorder to provide constructive notice to all future owners of the property of any ongoing programmatic requirements.
  - i. **Zero Net Energy.** The project provides 100 percent of total building energy load measured as kilowatt per square foot through solar panels, wind turbines, or other renewable sources.
  - j. **Public Parking Facilities.** The project provides publicly accessible parking to serve area-wide parking needs. To qualify, the parking spaces should be permanently available for public use and subject to easements or restrictions acceptable to the City.
  - k. **Flexible (Miscellaneous) Benefit.** The applicant agrees to provide a currently undefined community benefit approved by the City Council that is significant and substantially beyond normal requirements. Examples are inclusion of a child care center or community event space in a new development project, off-site utility infrastructure improvements above and beyond those required to serve the development, additional funding for City programs such as contribution to a local façade improvement program, or subsidy for existing commercial tenants or other local small businesses.

**25.40.040 Design Standards and Objective Design Criteria.** In addition to the development standards in Section 25.40.030, the following design standards and criteria shall apply to all new development projects.



**A. Design Standards.** All new development shall be designed to achieve the following objectives:

1. The design shall provide for internal compatibility between the different uses in terms of noise, hours of operation, vehicle and pedestrian circulation, access, use of open space, and other operating characteristics that affect quality of life.
2. Potential noise, odors, glare, pedestrian traffic, and other impacts on residents shall be minimized to allow a compatible mix of residential and nonresidential uses on the same site.
3. The design of the mixed-use project shall ensure that the residential units are of a residential character and that privacy between residential units and between other uses on the site is maximized.
4. The design of the structures and site planning shall encourage integration of the street pedestrian environment with the nonresidential uses through the use of plazas, courtyards, walkways, and street furniture.
5. Site planning and building design shall be compatible with and enhance the adjacent and surrounding built environment in terms of scale, building design, color, exterior materials, roof styles, lighting, landscaping, and signage.

**B. Building Orientation, Entrances, and Articulation.**

1. **Orientation.** The main building of a development shall be oriented to face a public street. Building frontages shall be generally parallel to streets. For all residential, retail, service, and office uses, at least one primary entrance to a ground-floor use shall face the adjacent street right-of-way. Ground-related entrances include entrances to ground-floor uses, residential units, clusters of residential units, lobbies, or private courtyards.
2. **Ground-Floor Transparency.** At least 75 percent of the exterior walls on the ground floor facing the street shall include windows, doors, or other openings.
3. **Nonresidential Entrances.** Entries shall be clearly defined features of front façades and of a scale that is in proportion to the size of the building and number of units being accessed. Larger buildings shall have a more prominent building entrance while maintaining a pedestrian scale.
4. **Transitional Space at Residential Entries.** New residential buildings shall provide transitional spaces in the form of stoops, overhangs, and porches between public areas fronting the primary street and entrances. This type of element or equivalent shall be required for each unit or group of units, but no less than one of this type of element shall be provided.
5. **Building Articulation.** No street frontage wall may run in a continuous plane for more than 20 feet without an opening (door or window) or offsets, or as approved by the review authority if the project is constrained by unusual parcel size, shape, use, or other features that the responsible review authority accepts as rendering this requirement infeasible. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces. Offsets shall vary

in depth and/or direction of at least 18 inches, or a repeated pattern of offsets, recesses, or projections of similar depth.

6. **Parking Lot and Structure Location.** Surface parking lots, to the greatest extent practicable, shall be located to the rear of a lot. Parking structures shall be integrated into building design unless a separate structure is required for fire safety purposes or due to the shape or configuration of a lot.

**C. Site Layout**

1. **Streetscape.** Street frontages shall meet the standards set forth in Table 25.40-3 (NBMU Street Frontage Standards).

<b>TABLE 25.40-3: NBMU STREET FRONTAGE STANDARDS</b>		
<b>Street Type</b>	<b>Frontage – Measured from Back of Curb to Building Face</b>	
El Camino Real – with frontage road	Building Frontage Setback	15 ft. minimum from frontage road curb
	Walk Zone (Public)	10 ft. minimum
	Amenity/Planter Zone	5 ft. minimum
	Tree Wells	5 ft. by 5 ft. min.
El Camino Real – without frontage road	Building Frontage Setback	20 ft. minimum from frontage road curb
	Walk Zone (Public)	10 ft. minimum
	Amenity/Planter Zone	5 ft. minimum
	Tree Wells	5 ft. by 5 ft. minimum
Mixed-Use Arterial (Trousdale Drive, Murchison Drive, California Drive)	Building Frontage Setback	15 ft. minimum
	Walk Zone (Public)	10 ft. minimum
	Amenity/Planter Zone	5 ft. minimum
	Tree Wells	5 ft. by 5 ft. minimum
Mixed-Use Collector (Magnolia Avenue)	Building Frontage Setback	12 feet
	Walk Zone (Public)	6 ft. minimum
	Amenity/Planter Zone	5 ft. minimum
	Tree Wells	5 ft. by 5 ft. minimum
Neighborhood Access (Ogden Drive, Marco Polo Drive)	Building Frontage Setback	10 ft.
	Walk Zone (Public)	6 ft. minimum
	Amenity/Planter Zone	4 ft. minimum
	Tree Wells	4 ft. by 4 ft. minimum
Build-To Lines	At least sixty (60) percent of the structure shall be located at the Building Frontage Setback.	
Exceptions	Exceptions to Building Frontage Standards may be granted to accommodate conflicts with recorded easements, rights-of-ways, etc.	

2. **Pedestrian Access.** On-site pedestrian circulation and access shall be provided per the following standards:

- a. **Internal Connections.** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
  - b. **To Circulation Network.** Regular and convenient connections between on-site walkways and the public sidewalk and other existing or planned pedestrian routes, such as safe routes to school, shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
  - c. **To Adjacent Areas.** Direct and convenient access shall be provided from mixed-use projects to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
  - d. **To Transit.** Safe and convenient pedestrian connections shall be provided from adjacent transit stops to building entrances.
3. **Service and Delivery Areas.** Service and loading areas shall be screened from residential areas and integrated with the design of the building. Special attention shall be given when designing loading facilities in a location that is proximate to residential uses. Techniques such as block walls, enhanced setbacks, or enclosed loading shall be used to minimize adverse impacts to residents.
  4. **Location of Residential Units.** In mixed-use developments, it is the intent that residential units not occupy the ground floor within the first 50 feet of floor area measured from each building face adjacent to the street unless the review authority finds that the project is designed in a manner that a residential ground-floor component enhances the pedestrian environment.

#### D. Landscaping.

1. **Front and Street Side Setbacks.** Within any required front setback area or side yard setback adjacent to a public street, at least 60 percent of the required setback area shall be landscaped to provide a transition to the sidewalk.
2. **Parking Lot Screening.** Where a surface parking lot abuts a public street, a minimum 10-foot-deep landscape buffer shall be provided between the sidewalk and the first parking row.
3. **Parking Garage.** Where the wall of a parking garage directly faces a public street, a minimum 10-foot-deep landscaped area shall be provided between the sidewalk and the parking structure wall.

**25.39.050 Parking**

**A. Off-Street Vehicle Parking.** Parking shall be provided as set forth in Chapter 25.70 (Off-Street Parking), with the following exceptions for live/work units, stand-alone residential development, and the residential component of a mixed-use development:

<b>TABLE 25.40-4: NBMU OFF-STREET VEHICLE PARKING</b>	
<b>Number of Bedrooms in a Unit</b>	<b>Minimum Number of Parking Spaces Required</b>
0 (Studio)	1 space/unit
1	1 space/unit
2	1.5 spaces/unit for multifamily housing; 2 spaces/unit for live/work
3 or more	2 spaces/unit
Guest parking	None required

**B. Vehicle Parking Stall Dimensions.** All parking stalls may be provided in a single dimension, eight and one-half feet in width by 17 feet in length, except for required accessible parking spaces which shall meet the dimensions required in the California Building Code in effect at the time a project is submitted for City review. No compact parking stalls shall be allowed if only a single dimension stall is used.

**C. Aisle Dimensions.** All aisles within a parking area shall be as set forth in Table 25.40-5 (NBMU Parking Aisle Dimensions)

<b>TABLE 25.40-5: NBMU PARKING AISLE DIMENSIONS</b>	
<b>Parking Space Angle</b>	<b>Required Backup Aisle (minimum)</b>
90 degree	24 feet
60 degree	18 feet
30 degree	13 feet

**D. Stacked/Mechanical Parking.** Parking utilizing stackers or mechanical systems may be approved with a Conditional Use Permit.

**E. Bicycle Parking.** Bicycle parking shall be provided as set forth in Table 25.40-6 (NBMU Bicycle Parking).

<b>TABLE 25.40-6: NBMU BICYCLE PARKING</b>	
<b>Class</b>	<b>Minimum Number of Parking Spaces Required</b>
Class I – Resident bicycles	0.5 spaces/unit
Class II – Guest bicycles	0.05 spaces/unit

- F. **Electric Vehicle (EV) Charging Stalls.** Five percent of all spaces shall be prepared for EV charging equipment.
- G. **Parking Reductions for Transportation Demand Management (TDM) Plan.** Projects utilizing a Transportation Demand Management (TDM) Plan per Section 25.40.030.B.4.h. shall be allowed up to 20 percent reduction in required off-street vehicle parking (not including bicycle parking and EV stalls), provided the project provides for a permanent mobility mode shift towards alternative transportation of 25 percent or greater for building occupants through the TDM program.

**25.40.060 Review Procedures.**

- A. **Design Review Required.** Design review shall be required pursuant to Chapter 25.57.
- B. **Planning Commission Approval of Community Benefits Bonuses.** The Planning Commission shall be the final review authority for an application for Tier 2 or 3 projects.



CITY OF BURLINGAME  
COMMUNITY DEVELOPMENT DEPARTMENT  
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www.burlingame.org

**Site: 1868-1870 OGDEN DRIVE**

The City of Burlingame Planning Commission announces the following public hearing on **TUESDAY, NOVEMBER 12, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Environmental Review, Design Review, Conditional Use Permit for tandem parking, and Condominium Permit for a new 120-unit, 6-story condominium at **1868-1870 OGDEN DRIVE** zoned NBMU. APN 025.121.190

**PUBLIC HEARING  
NOTICE**

**Mailed: November 1, 2019**

*(Please refer to other side)*

**City of Burlingame**

A copy of the application and plans for this project may be reviewed prior to the meeting at the Community Development Department at 501 Primrose Road, Burlingame, California.

If you challenge the subject application(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in the notice or in written correspondence delivered to the city at or prior to the public hearing.

Property owners who receive this notice are responsible for informing their tenants about this notice.

For additional information, please call (650) 558-7250. Thank you.

Kevin Gardiner, AICP  
Community Development Director

**PUBLIC HEARING NOTICE**

*(Please refer to other side)*

1868-1870 Ogdren Drive  
500' noticing  
APN #: 025.121.190

